



**DRAFT MEETING MINUTES**  
BOARD OF SUPERVISORS, COUNTY OF MONO  
STATE OF CALIFORNIA

**Special Meeting**

**June 16, 2009**

**June Lake Community Center, June Lake, CA 93529**

6:00 PM Meeting Called to Order by Chairman Reid  
Pledge of Allegiance led by Supervisor Bauer

**OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**  
*No one spoke.*

**REGULAR AGENDA**

**FINANCE**

1a) Property Tax Administration Fee (**Brian Muir**) - Receive presentation by Brian Muir regarding property tax administration fee calculation.

**Action:** None.

Brian Muir provided the following explanation:

- Property tax administration fee is the cost to operate the tax system. The amount is apportioned among the various entities in the County based on the amount of taxes the entity receives.
- Fees are one year behind the property tax revenue that is apportioned to the special districts.
- The revenue and taxation code specifies how the fee is to be calculated.
- The schools are exempt from billing; the cost is absorbed by the County.
- Costs increased last year by about 2.3% over the previous year because collections were fewer (collections fluctuate).
- Even though revenues may decrease, administration costs do not decrease.
- The Board can provide to a special district additional financial help not related to the fee.
- Some costs will be offset as the process becomes more efficient, but the cost of the new system will be spread out over the next five years.

Brent Harper, Mammoth Fire: The fees appear excessive, plus it is difficult to budget since

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entities don't know the amount in advance. Harper suggested meeting quarterly with the Finance Department to get updated information.

- Muir: The fee is calculated at the end of the fiscal year so the Finance Department could only provide a rough estimate. However, the Finance Department could let districts know when there may be an increase. Also, special districts can tax and raise fees within their districts.

Fred Stump, Long Valley Fire: The County has been cooperative in providing information. Stump expressed concern because entities impacted by the fee provide essential services to Mono County. He asked the Board for a one-year roll back to last year's fees, and requested the County, in collaboration with the special districts, to determine a value of the services being provided that benefit Mono County. Fees are based on the prior year but this year revenues decreased.

The Board decided to discuss this issue further during the budget hearings in August.

## BOARD OF SUPERVISORS

### **Additional Departments:** Community Development

2a)

Workshop to discuss short term rentals of private homes in June Lake (**Supervisor Bauer**) -Receive presentation by Supervisor Bauer regarding short term rentals of private homes in June Lake. Provide any desired direction to staff.

**Action:** None.

Supervisor Farnetti did not participate in the discussion since he and his wife own a property management company and could potentially do business in June Lake at some time in the future. Supervisor Farnetti took a seat in the audience.

Scott Burns, Planning: The June Lake Area Plan designates different uses in the community. Some areas allow transient rentals subject to a use permit. When there is a serious proposal about expanding transient rentals, there will be a full notification meeting for the community.

Supervisor Bauer: The community needed to have an open discussion about this rental issue. Presentation outlined the following:

- Other cities/counties allow transient rentals with conditions.
- Possible requirements: business license, TOT certificate, vacation home rental permit, certification of property, contiguous property owner notification, renter notification of responsibility, signage at unit, code compliance, local agent availability, occupancy, trash regulation, parking, and snow removal.
- Economic benefits to June Lake. This program works in some areas in June Lake, such as the Village area.

### Public Comments

- Ron Black: Supports concept; occupied structures are good for the community.
- Connie Black: Supports concept; rentals will bring people into the community, but some areas are not appropriate.
- Ralph Lockhart: Need to take a careful approach if move forward with this concept.
- Patrick Hoefer: Disagrees with the concept; transient population presents problems, and is not invested in the community.

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- David Naden: A lot of properties won't be suitable for a short-term rental program; rentals should be handled through a local business.
- Jerry Ellendorfer: Conditional support; a program with the right rules (that are enforced) might be a good thing.
- Sherry Bromberger: Would like rentals done through management companies or hotels to ensure proper control.
- Dean Rossneau: The program would need strict guidelines and a zero tolerance policy.
- Paul McCann: The program would need to be carefully constructed to ensure success rather than create problems.
- Dorothy Burdette: The Code Compliance Officer would require more help if this was implemented. Expressed concern that transients would increase crime.
- Charlie Burdette: Prefers the sense of community amongst permanent homeowners. Temporary renters create problems with trash and winter driving. If rentals increase from currently designated areas, there needs to be more of a public process.
- Linda Thompson: Supports the idea; people are looking for a cabin in the mountains. A formal program will provide rules and regulations.
- Linda Bederman: The vast majority of buyers request single family areas without transient rentals. The suggested rules are excellent, and the Board should adopt rules where currently applicable. Would like to see rules enforced in legal tracts before moving into other areas. Would like to see better education about this issue
- Carol Siblent: Asked Supervisor Bauer to read a letter her husband submitted. The letter outlined concerns with allowing transient renters.
- Gene Oatrail: Against the idea of opening rentals in single-family areas.

Nick Criss, Code Compliance Officer: Enforcement only works if people are honest. But a formalized program would provide guidelines to use. At the very least, the current policy could be adjusted to make enforcement easier.

#### Board Comments

- Supervisor Hunt: Mammoth deals with the same issue; the biggest issues are enforcement and monitoring. Agreed that a management group should be in charge to help with enforcement. Suggested experimenting by putting standards/guidelines in place to determine if a transient rental program is workable.
- Supervisor Hazard: The community should work out the issue and give the Board direction about their desires. The community appears to be divided so should do more work on the issue. Illegal rentals should be reported in order to help create a good process.
- Chairman Reid: There appears to be good grassroots involvement. Before this comes before the Board for action, the community needs to do more work since they are divided about the issue.
- Supervisor Bauer: The idea of adopting standards/guidelines for rentals in allowed areas is a good start. The next step will be to put this issue on the CAC agenda. Future discussion issues: deciding who will be responsible if renters cause problems; solving the problem with illegal rentals and creating a permit process for legal rentals; finding out who is interested in pursuing this idea.

**ADJOURN: 7:55 p.m.**

Before adjourning the meeting, Chairman Reid introduced Bob Haueter, aid to Congressman Buck McKeon. Haueter was scheduled to be in Bridgeport on Wednesday to meet with constituents.

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